

#### **14-5-103: Environmental Impact Mitigation.**

- (1) Soils associated with construction on a building lot Subdivisions on hillside areas shall be designed and constructed in conformance with applicable regulations and standards relating to hillside developments.
- (2) The placement of streets, buildings and the designation of sites therefore on areas of unstable soil are prohibited.
- (3) Soils with a significant erosion hazard shall be protected. Re-vegetation or other erosion control measures may be imposed as a condition of subdivision approval.
- (4) Surface water produced from the subdivision development shall be properly disposed of within the limits of the subdivision or be conveyed to and disposed of in the City's storm drainage system.
- (5) All subdivision design shall be consistent with the need to minimize flood damage.
- (6) The subdivision layout shall make adequate provisions for natural drainage channels and floodways.
- (7) All water, sewer, and other utility systems and facilities shall be designed and constructed to minimize flood damage, including the infiltration of flood water into the system or the discharge of the system into the flood waters.
- (8) Where base flood data is not available, such data shall be provided by the developer as part of the preliminary plan.
- (9) Where applicable, other adverse environmental conditions must also be eliminated or adequately accommodated. The additional conditions shall include, but shall not be limited to seismic risks, land slides, uncontrolled fires and ground water.